

Staff Summary Report



Development Review Commission Date: 04/24/07

Agenda Item Number: 5

SUBJECT: Hold a public hearing for a Zoning Map Amendment, Planned Area Development Overlay, Preliminary Subdivision Plat, Use Permit and Development Plan Review for TEMPE TRANSIT SITE located at 1811 East Apache Boulevard.

DOCUMENT NAME: DRCr_TempeTransitSite_042407

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **TEMPE TRANSIT SITE (PL070099)** (City of Tempe, owner; GDG Enterprises LLC, Daniel Tilton, applicant) for a mixed-use development including a 300 space Light Rail park and ride, residential apartments and retail located at 1811 East Apache Boulevard, in the GID, General Industrial District and CSS, Commercial Shopping and Service District and Transportation Overlay District, including the following:

ZON07002 – (Ordinance No. 2007.27) Zoning Map Amendment from GID, General Industrial District and CSS, Commercial Shopping and Service District to MU-4, Mixed-Use High Density District including the Transportation Overlay District on +/- 4.81 net acres.

PAD07008 – Planned Area Development Overlay for +/-759,387 s.f. of total building area.

SBD07009 – Preliminary Subdivision Plat for two (2) lots, totaling 4.81 acres.

ZUP07030 – Use Permit request to reduce the required 60% ground floor use requirement in Section 5-606(C) Ground Floor Uses in Station Areas.

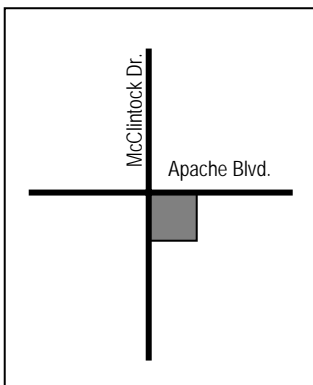
DPR07040 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A

A handwritten signature in black ink, likely belonging to Lisa Collins, the Planning Director.

RECOMMENDATION: Staff – Continuance
Apache Boulevard Project Area Committee – Approval

ADDITIONAL INFO:



Due to technical errors by the East Valley Tribune, the April 24th hearing agenda was not advertised fifteen (15) days prior to the meeting. The request will be continued to the May 8, 2007 Development Review Commission date to ensure proper notification, as required by the Zoning and Development Code and Arizona State Revised Statutes.